

TEXAS TRANSPORTATION COMMISSION

DENTON County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Lewisville, Denton County, on BS 121 H, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 2662, at Page 170, and in Volume 2953, at Page 308, Real Property Records of Denton County, Texas.

A portion of the land, described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Roberts Sisters Property Management, LLC is an abutting landowner and has requested to purchase the tract for \$26,732.

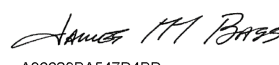
The commission finds \$26,732 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Roberts Sisters Property Management, LLC for \$26,732; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD
Executive Director

115779 June 25, 2020

Minute	Date
Number	Passed

EXHIBIT "A"

County: Denton
 Highway: S.H. 121
 Acct No. 8018-1-69

DATE: 02/21/2020

Description for Tract 2

BEING a tract of land situated in the Peter Harmonson Survey, Abstract No. 604 and the H. H. Smith Survey, Abstract No. 1576, City of Lewisville, Denton County, Texas, a portion of a called 2.4995-acre tract of land described in Judgment for Cause No. 88-14259-A, recorded in Volume 2953, Page 308, both in the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with a yellow plastic cap (unreadable), found on the current southeasterly right of way line of State Highway No. 121 Business, a variable width right of way, for the northeast corner of said 13.909 acre tract same being the northwest corner of Lot 1R, Block A of Highpoint Oaks Addition, an addition to the City of Lewisville, Texas, according to the plat, recorded in Document No. 2018-312 of the Plat Records of Denton County, Texas,

THENCE South 57°55'37" West, along the northerly line of said 13.909 acre tract and the southeasterly right of way line of said State Highway No. 121 Business, a distance of 349.05 feet a found TXDOT right of way monument;

THENCE North 55°24'04" East, continuing along the southeasterly right of way line of said State Highway No. 121 Business and the northerly line of said 13.909 acre tract a distance of 374.53 feet to a TXDOT right of way monument found for the **POINT OF BEGINNING**;

1. **THENCE** South 31°20'38" West, continuing along the southeasterly right of way line of said State Highway No. 121 Business and the northerly line of said 13.909 acre tract a distance of 181.84 feet to the northeast corner of a called 0.304 acre tract of land, conveyed to Roberts Sisters Partnership, as evidenced in a Special Warranty Deed, recorded in Instrument No. 2015-66273 of the Official Records of Denton County, Texas and the northwest corner of aforesaid 13.909 acre tract, from which a found TXDOT right of way monument bears North 21°41' West, 0.47 feet (DISTURBED);
2. **THENCE** South 85°34'14" West, along the northerly line of said 0.304 acre tract and the southeasterly right of way line of said State Highway No. 121 Business, a distance of 36.37 feet to a TXDOT right of way monument found for the north common corner of said 0.304 acre tract and a called "Tract 1", conveyed to Hawkeye Realty Schreiber, L.P., as evidenced in a Special Warranty Deed, recorded in Instrument No. 2008-72708 of the Official Records of Denton County, Texas;
3. **THENCE** North 00°12'16" West, departing the northerly line of said 0.304 acre tract and the southeasterly right of way line of said State Highway No. 121 Business, and crossing said right of way of said State Highway No. 121 Business, a distance of 60.88 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;
4. **THENCE** North 53°25'52" East, continuing across said crossing said right of way of said State Highway No. 121 Business, a distance of 163.19 feet to the **POINT OF BEGINNING** and containing 0.153 of an acre (6,683 square feet) of land, more or less.

AS SHOWN ON TXDOT MAPSHEET S.H. 121
 FROM: SOUTH CITY LIMIT OF LEWISVILLE
 TO: EAST OF F.M. 1171
 STA: 1368+97.53 - 205+05.00
 ACCT. NO. 8018-1-69
 DENTON COUNTY
 1985

EXHIBIT "A"
TRACT 2

0.153 OF AN ACRE OF LAND
 IN THE PETER HARMONSON SURVEY,
 ABSTRACT NO. 604 &
 H. H. SMITH SURVEY, ABSTRACT NO. 1576
 DENTON COUNTY, TEXAS

MICHAEL MARX
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5181
 6160 WARREN PKWY., SUITE 210
 FRISCO, TEXAS 75034
 PH. 972-335-3580
 michael.marx@kimley-horn.com



Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	02/21/2020	064541000	1 OF 3

County: Denton
Highway: S.H. 121
ACCT No. 8018-1-69

LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
FENCE
ASPHALT PAVEMENT

NOTES

Bearing system based on the City of Frisco control network using Station No. 1 and its related azimuth mark. The bearings shown hereon are Grid values. The distances shown hereon are Surface values. To convert the Surface distances to Grid values, multiply the distances shown by a Combined Scale Factor of 0.999945935.

EXHIBIT "A" TRACT 2

0.153 OF AN ACRE OF LAND
IN THE PETER HARMONSON SURVEY, ABSTRACT NO. 604 &
H. H. SMITH SURVEY, ABSTRACT NO. 1576
DENTON COUNTY, TEXAS

STATE HIGHWAY
NO. 121
P.O.C.

MATCH LINE (SEE SHEET 3 OF 3)

STATE OF TEXAS
VOL. 2893, PG. 308
O.R.D.C.T.

S87°55'32"W 349.05'

DEED LINE

BILLBOARD

1/2" IRFC (NOT READABLE) (CM)

EXISTING RIGHT-OF-WAY

HIGHPOINT OAKS ADDITION
LOT 11A, BLOCK C
CABINET U, PAGE 206
P.R.D.C.T.

H. H. SMITH SURVEY
ABSTRACT NO. 1576

DEED LINE

CALLLED 13.909 ACRES
TO ROBERTS SISTERS PROPERTY
MANAGEMENT, LLC
INST. NO. 2009-132094
O.R.D.C.T.

LOT 11R, BLOCK A
DOC. NO. 2018-312
P.R.D.C.T.

DEED LINE

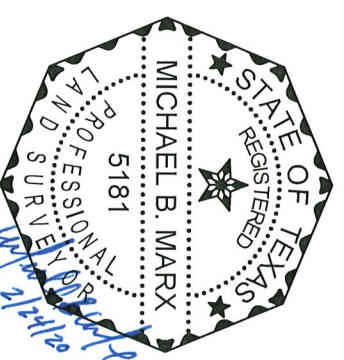
DEED LINE

DEED LINE

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA"
CAP SET
IRFC = IRON ROD W/CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF
DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS
OF DENTON
COUNTY, TEXAS

I, the undersigned registered professional land surveyor, do declare that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.



LEGEND

MANHOLE
MARKER SIGN
POLE
GUY ANCHOR
GUY ANCHOR POLE
UTILITY POLE
SIGN
MARQUEE/BILLBOARD
LIGHT STANDARD
WATER VALVE
IRSC 5/8" IRON ROD W/ "KHA" CAP SET
IRFC IRON ROD WITH CAP FOUND
PKS PK NAIL SET
PKF PK NAIL FOUND
IRF IRON ROD FOUND
XS "X" CUT IN CONCRETE SET
XF "X" CUT IN CONCRETE FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
C.M. CONTROLLING MONUMENT

LINE TABLE

NO.	BEARING	LENGTH
L1	S31°20'38"W	181.84'
L2	S85°34'14"W	36.37'
L3	N00°12'16"W	60.88'
L4	N53°25'52"E	163.19'

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

FIRM # 101939822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn By	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDS	KHA	02/21/2020	064541000	2 OF 3

County: Denton
Highway: S.H. 121
ACCT No. 8018-41-69

NOTES

Bearing system based on the City of Frisco control network using Station No. 1 and its related azimuth mark. The bearings shown hereon are Grid values. The distances shown hereon are Surface values. To convert the Surface distances to Grid values, multiply the distances shown by a Combined Scale Factor of 0.999845935.

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	FENCE
	ASPHALT PAVEMENT

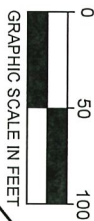


EXHIBIT "A" TRACT 2

0.153 OF AN ACRE OF LAND
IN THE PETER HARMONSON SURVEY, ABSTRACT NO. 604 &
H. H. SMITH SURVEY, ABSTRACT NO. 1576
DENTON COUNTY, TEXAS

STATE HIGHWAY NO. 121 BUSINESS

P.O.B.
N:7048561.6409
E:2427918.4231

TXDOT R.O.W.
MON. FND.

TXDOT R.O.W.
MON. FND.

TXDOT R.O.W.
MON. FND.

TXDOT R.O.W.
MON. FND.

TXDOT R.O.W.
MON. FND.

TXDOT R.O.W.
MON. FND.

H. H. SMITH SURVEY
ABSTRACT NO. 1576

CALLLED 13.908 ACRES
TO ROBERTS SISTERS PROPERTY
MANAGEMENT, LLC
INST. NO. 2009-132094
O.R.D.C.T.

LEGEND
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/ CAP FOUND
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
C.M. = CONTROLLING MONUMENT

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1" = 100'	CDS	KHA	02/21/2020	064541000	3 OF 3

MARX, MICHAEL 2/24/2020 7:31 AM K:\FRL\SURVEY\064541000-PROLOGIS\DWG\064541000 SURPLUS TRACT SURVEY ROBERTS (V18).DWG